



**DERELICT COTTAGE ON c. 0.42 ACRES/ 0.17 HA.**

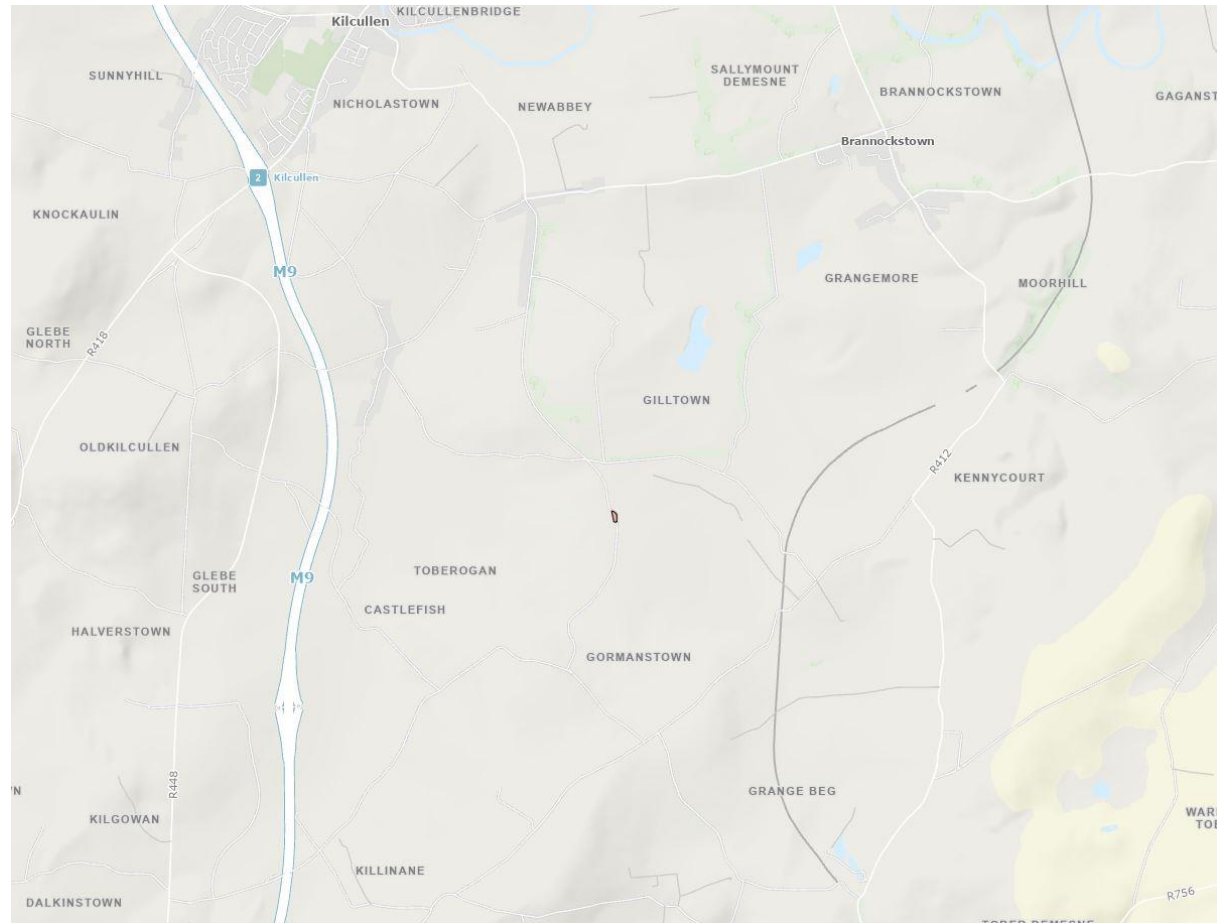
Gormanstown | Kilcullen | Co. Kildare



FOR SALE BY PRIVATE TREATY


# LOCATION

Nestled in the scenic countryside of County Kildare, Gormanstown, Kilcullen, offers an exceptional opportunity for those seeking a luxurious country lifestyle in Ireland's equestrian heartland. Surrounded by renowned stud farms, world-class racecourses like The Curragh and Punchestown, and picturesque rolling landscapes, this area is perfect for horse enthusiasts, investors, and families alike. With spacious homes, large plots of land, and excellent development potential, Gormanstown blends rural charm with modern convenience, offering easy access to Kilcullen, Naas, and Dublin via the M9. Rich in heritage, community, and equestrian excellence, this is an unmissable location for those looking to embrace country living at its finest.



# DESCRIPTION

This derelict cottage set on c. 0.42 Acres (0.17 Hectares) offers a fantastic opportunity for builders, investors, and homeowners looking for a renovation project in the heart of Gormanstown, Kilcullen, Co. Kildare. Benefiting from approximately 50m of road frontage onto the L2033, the property provides excellent accessibility and exposure, making it an ideal location for redevelopment (subject to planning permission). While the cottage is in a state of disrepair, it presents a blank canvas with immense potential for restoration, expansion, or new development. This property is perfectly situated with easy access to Kilcullen, Naas, and the M9 motorway, making it an attractive option for those looking to combine country living with convenient connectivity to Dublin and surrounding areas. Whether you're looking to restore a traditional home or develop a new project, this opportunity should not be missed.



<b>Folio Number</b>	KE9153
<b>Title Level</b>	Freehold
<b>Plan Number</b>	1A
<b>Property Number</b>	1
<b>Area of selected plans</b>	0.17 hectares.
<b>Number of Plans on this folio:</b>	1
<b>Address</b>	Not Available

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\*Taitle Éireann Registration Boundaries and Plan Area **are not conclusive**. See [Section 62\(2\) of Registration of Title Act 2006](#) and [Rule 8\(3\) of the Land Registration Rules 2012](#).

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**VIEWING:**

**By Appointment Only**

**PRICE REGION:**

**€120,000**

**BER:**

**EXEMPT**

**SELLING AGENT:**

**J.P. & M. Doyle**

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Dublin 6,  
D06 X029.

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